

**DEVELOPMENT DATA:**  
 TAX PARCEL NO: 229-021-03 (A PORTION OF)  
 TOTAL ACRES: 18.71 ± ACRES  
 CURRENT ZONING: R-3  
 PROPOSED ZONING: MX-2  
 PROPOSED USE: 108 TOWNHOMES MAXIMUM @ 5.77 D.U./ACRE (ATTACHED UNITS FOR SALE)  
 COMMON OPEN SPACE: 4.85 ± ACRES PROPOSED / 1.87± REQUIRED

**CONDITIONAL NOTES:**

**GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY THE CUNNANE GROUP TO ACCOMMODATE DEVELOPMENT OF A 18.71± ACRE SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET AND THESE CONDITIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE CONDITIONAL NOTES ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE AND THE ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

PUBLIC AND PRIVATE STREETS AND ALLEY LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.

**A. PERMITTED DEVELOPMENT WITHIN THE SITE**  
 DEVELOPMENT WILL BE LIMITED TO NO MORE THAN 108 RESIDENTIAL DWELLING UNITS AND ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MX-2 DISTRICT UNDER THE ORDINANCE.

**B. SETBACKS, SIDE YARDS AND REAR YARDS**  
 ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED. SIDE AND/OR REAR YARDS MAY BE INCLUDED WITHIN AND A PART OF ANY BUFFERS AND/OR COMMON OPEN SPACE.

**C. LANDSCAPED AREAS, BUFFERS AND SCREENING**  
 1. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE, SUBJECT TO THE PROVISIONS OF SECTION 12.304.  
 2. THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE CLASS C 50 FOOT BUFFER SHALL REMAIN SUBSTANTIALLY UNDISTURBED. EMPHASIS WILL BE PLACED ON THE PRESERVATION OF EXISTING TREES WITHIN THE BUFFER AREAS. GRADING, IF ANY SHALL BE LIMITED IN THE BUFFER TO THE INTERIOR 10 FEET TO PREPARE THE SITE FOR ADJACENT BUILDINGS OR THE PLACEMENT OF NECESSARY UTILITY CONNECTIONS, WHICH WILL BE PLACED PERPENDICULAR THROUGH THE BUFFER. THE EXCEPTION TO THIS REQUIREMENT IS GRAPHICALLY NOTED ON THIS PLAN WHERE AN EXISTING CATTLE WATERING POND EXTENDS THROUGH THE BUFFER.

**D. OPEN SPACE**  
 APPROXIMATELY 4.85 ACRES OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.  
 INCLUDED WITHIN THE OPEN SPACE SHALL BE A "VILLAGE GREEN"/ AMENITY AREA, BUFFER AREAS, SETBACKS, ETC.  
 THE 4.85 ACRES EXCEED THE REQUIRED 10% MINIMUM OPEN SPACE REQUIREMENT. THE AREA LABELED "VILLAGE GREEN/AMENITY AREA" SHALL BE IMPROVED AS A MAINTAINED LAWN AND SEVERAL EXISTING LARGE TREES SHALL BE PRESERVED. FURTHERMORE, THIS AREA SHALL INCLUDE A POOL/CABANA. AS REQUIRED WITH TOWNHOME FOR SALE DWELLINGS, A MINIMUM OF 400 SQ. FT. OF PRIVATE OPEN SPACE SHALL BE DEDED WITH EACH UNIT, EXCLUDING THE BUILDING FOOTPRINT. THIS PRIVATE OPEN SPACE SHALL NOT BE LOCATED WITHIN THE BUFFER AREAS.

**E. HEIGHT RESTRICTION**  
 NO BUILDING CONSTRUCTED WITHIN THE SITE MAY EXCEED 40 FEET IN HEIGHT.

**F. LIGHTING**  
 ALL DIRECT LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES.

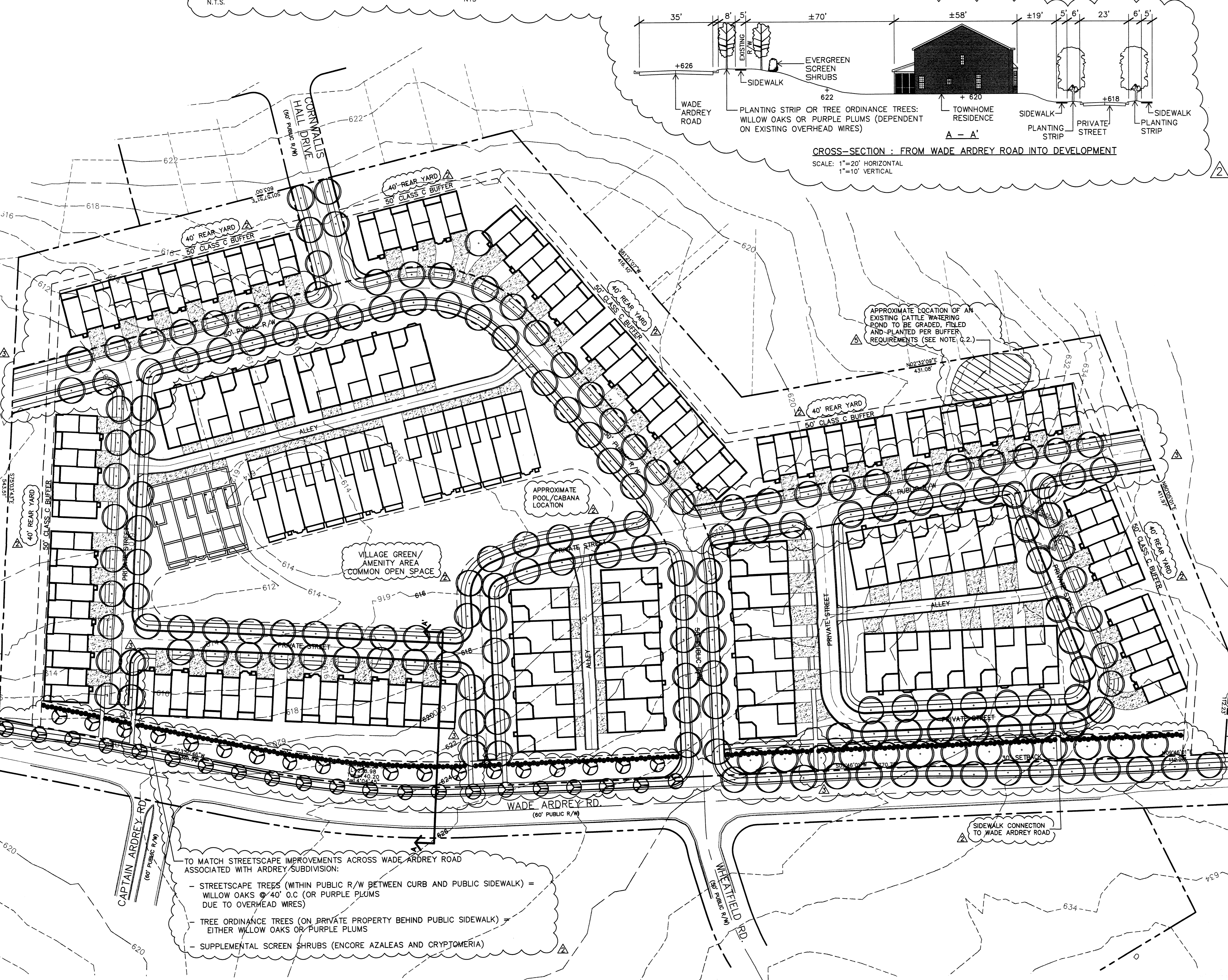
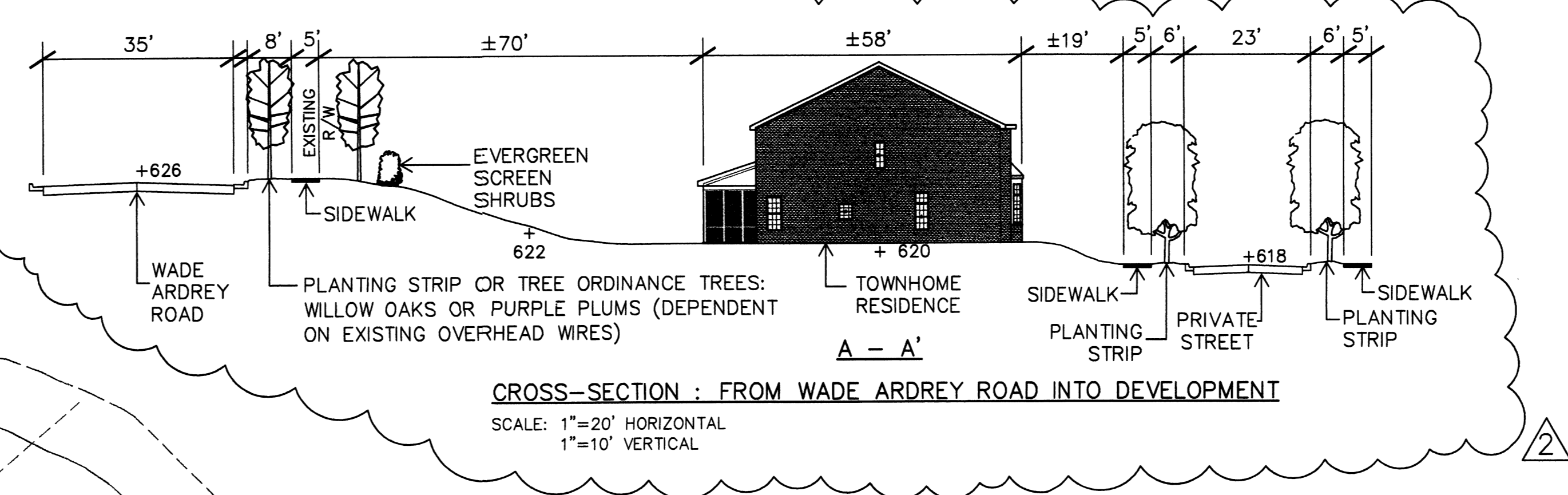
**G. SIGNS**  
 ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**H. ACCESS POINTS, SIDEWALKS AND CONNECTIVITY**  
 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENT AND CONFIGURATION OF ANY ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).  
 2. PER THE MIX INNOVATIVE OPTIONS, THE MINIMUM DISTANCE BETWEEN THE BACK OF THE PROPOSED SIDEWALKS AND THE FRONT OF THE GARAGES (I.E. SETBACK) SHALL BE 18 FEET.  
 THE MINIMUM DISTANCE BETWEEN THE PUBLIC STREET RIGHT-OF-WAY AND THE FRONT OF THE RESIDENTIAL PART OF THE UNIT (I.E. THE SETBACK) SHALL BE 5 FEET.  
 3. THE PETITIONER SHALL IMPROVE WADE ARDREY ROAD TO COLLECTOR STREET STANDARDS ALONG THE PROJECT FRONTAGE BY INSTALLING THE REQUIRED CURB AND GUTTER, ROADWAY WIDENING AND A 5 FOOT SIDEWALK. FURTHERMORE, THE PETITIONER SHALL CONVEY A PERMANENT 13 FOOT EASEMENT TO ACCOMMODATE SAID IMPROVEMENTS ALONG WADE ARDREY ROAD. THIS ESTABLISHES A 33 FOOT RIGHT OF WAY FROM THE CENTERLINE OF WADE ARDREY ROAD.  
 4. THE PETITIONER SHALL CONSTRUCT A LEFT TURN LANE AT THE PROJECT'S STREET ENTRY AT WADE ARDREY ROAD. THE LEFT TURN LANE SHALL BE DESIGNED WITH A MINIMUM OF 150 FEET OF STORAGE, A 15:1 BAY TAPER AND 45:1 THROUGH LANE TAPERS.  
 5. THE PROPOSED PUBLIC STREET THAT CONNECTS TO THE NORTHERLY SIDE OF THE SUBJECT PROPERTY (TO TAX PARCEL 229-021-13) SHALL TERMINATE APPROXIMATELY 20 TO 25 FEET SHORT OF THE PROPERTY LINE, IN ORDER TO SAVE EXISTING TREES. THE PRECISE TERMINATION OF THIS STREET SHALL BE DETERMINED THROUGH THE SUBDIVISION ORDINANCE PROCESS.

**I. PARKING**  
 PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE.  
 DRIVEWAYS SHALL BE A MINIMUM LENGTH OF 18 FEET MEASURED FROM THE GARAGE TO THE ABUTTING SIDEWALK.  
**J. FIRE PROTECTION**  
 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.  
 2. FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.  
**K. STORM DRAINAGE SYSTEMS**  
 THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.  
**L. STORM WATER MANAGEMENT**  
 THE PETITIONER SHALL PROVIDE STORM WATER DETENTION AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER ORDINANCE. IN ADDITION, RUNOFF CAPTURED BY THE PROPOSED STORM WATER DETENTION FACILITY WILL BE TREATED WITH A PRE-ENGINEERED PRODUCT AS APPROVED BY MECKLENBURG COUNTY STORM WATER SERVICES, TO ACHIEVE 85% TSS REMOVAL FOR THE 1 YEAR, 24 HOUR STORM. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN A CONTRACT WITH AN INDEPENDENT COMPANY FOR MAINTENANCE AND CLEANING OF THE TREATMENT PRODUCT.

**M. AMENDMENTS TO TECHNICAL DATA SHEET**  
 THE PETITIONER SHALL PROVIDE THE TECHNICAL DATA SHEET AND THESE CONDITIONAL NOTES MAY BE APPLIED FOR BY THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.  
**N. BINDING EFFECT OF THE REZONING APPLICATION**  
 1. IF THE PETITIONER'S REZONING IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE CONDITIONAL NOTES, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND ENFORCE TO THE BENEFIT OF THE PETITIONER(S) AND ITS SUCCESSORS AND ASSIGNS.  
 2. THROUGHOUT THIS REZONING PETITION THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER WHO MAY BE INVOLVED IN THE DEVELOPMENT OF THE SITE FROM TIME TO TIME.

**O. ARCHITECTURAL CONTROLS**  
 1. DWELLING UNITS SHALL BE DESIGNED WITH A TRADITIONAL ARCHITECTURAL STYLE. EXTERIOR ELEVATIONS SHALL BE PRINCIPALLY, IF NOT ENTIRELY, BRICK AS WELL AS OTHER MASONRY FINISHES. THIS REQUIREMENT EXCLUDES ROOF EAVES, TRIMS AND OTHER SIMILAR ARCHITECTURAL DETAILS. ALL UNITS SHALL HAVE GARAGES.  
 2. IT IS ANTICIPATED THAT ROLL-OUT GARBAGE CONTAINERS WILL BE UTILIZED BY HOMEOWNERS WITH A PICK UP BY A PRIVATE GARBAGE SERVICE.  
**P. SIDEWALKS AND PLANTING STRIPS**  
 THE INTERNAL PUBLIC STREET SHALL BE DESIGNED WITH A 5 FOOT SIDEWALK AND 6 FOOT PLANTING STRIP ON BOTH SIDES OF THE STREET AND THE PROJECT SIDE OF WADE ARDREY ROAD ALONG THE SITE'S FRONTAGE SHALL LIKEWISE HAVE THE SAME SIDEWALK/PLANTING STRIP.



**10.21.04 REVISED PER WATER QUALITY**

**10.29.04 REVISED NOTES**

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 60 ft.

**APPROVED BY CITY COUNCIL**  
 DATE: 11/15/14

**GNA DESIGN ASSOCIATES, Inc.**  
 428 East Fourth Street  
 Suite 808 (704) 373-1907  
 Charlotte, NC 28202

**PROJECT:** ARDREY TOWNHOMES ILLUSTRATIVE SITE PLAN  
**TECHNICAL DATA SHEET**  
 REQUESTED BY THE CUNNANE GROUP, INC.  
 CHARLOTTE, NC 28226

**Project No. 56486**  
 Checked by: TLH  
 Drawn by: PAB  
 Initial Filing: 06.28.04

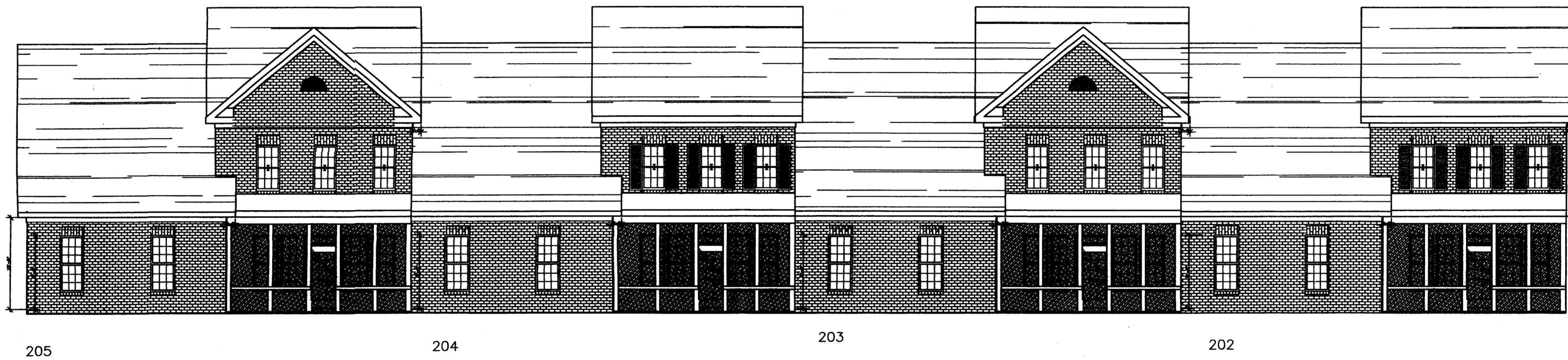
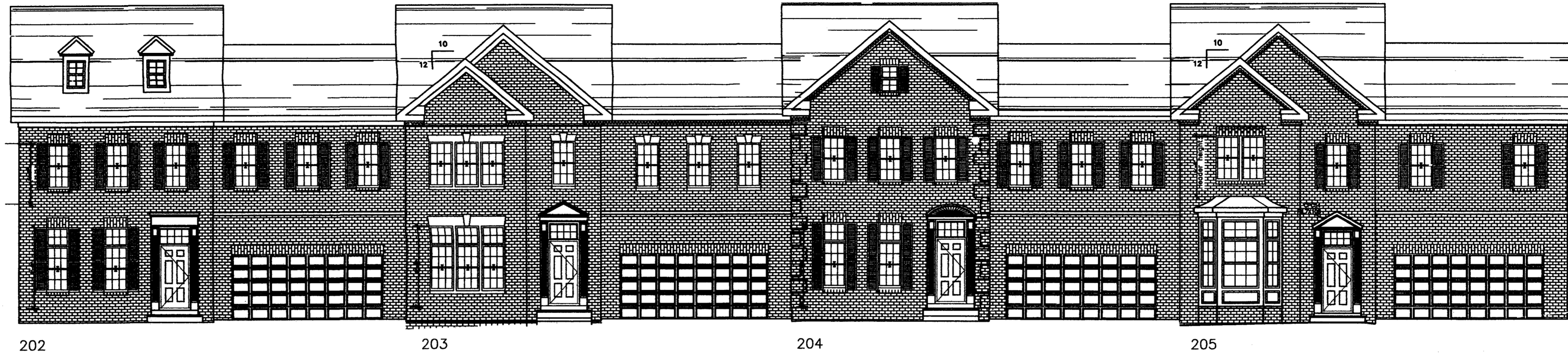
**Revisions:**

- 07.06.04 CHANGE NE PROPERTY LINE & AREAS
- 09.23.04 REVISED FOR PUBLIC HEARING
- 10.06.04 REVISED PER CMPC MEETING

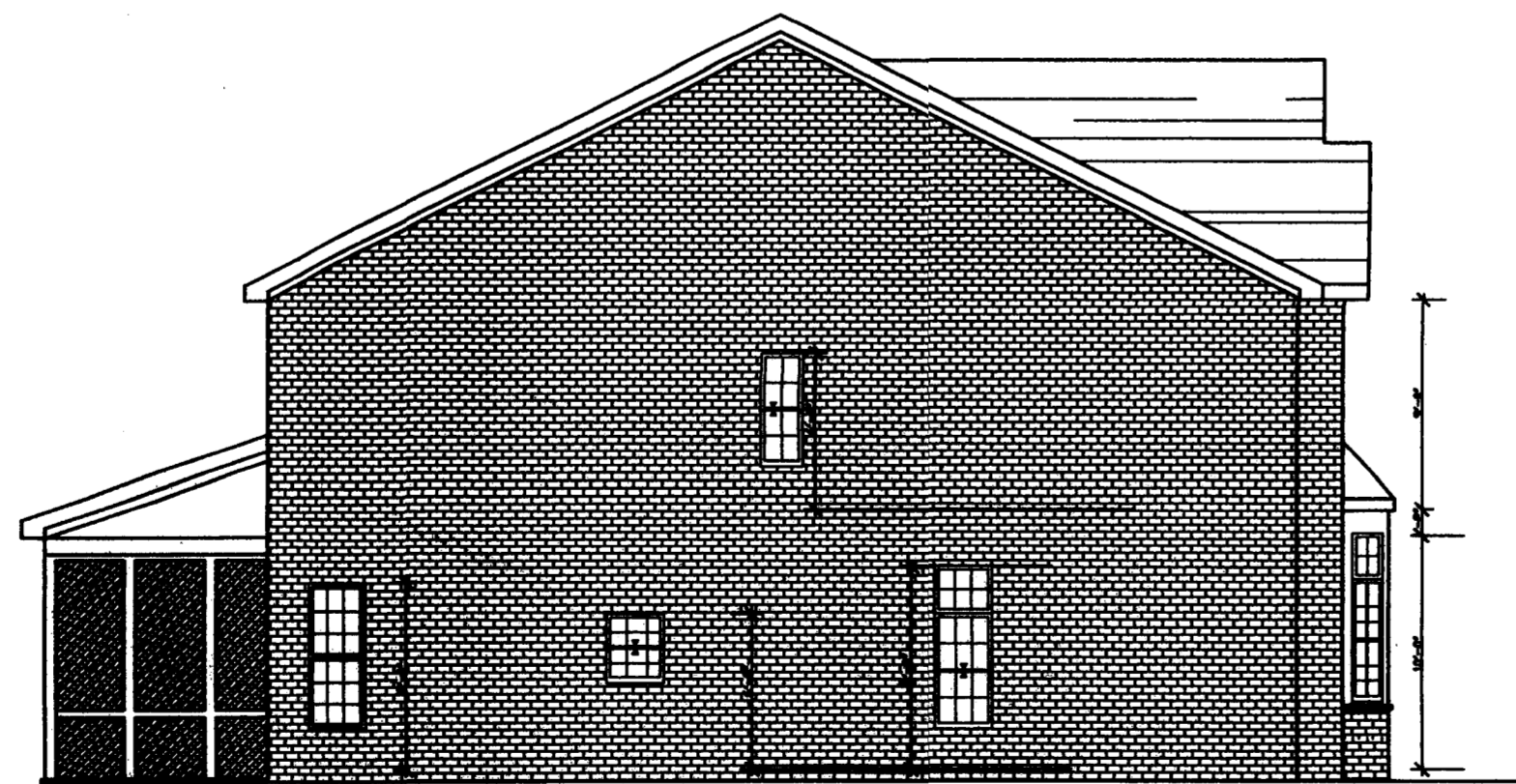
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**09.22.04 REVISED FOR PUBLIC HEARING : PETITION #2004-115**

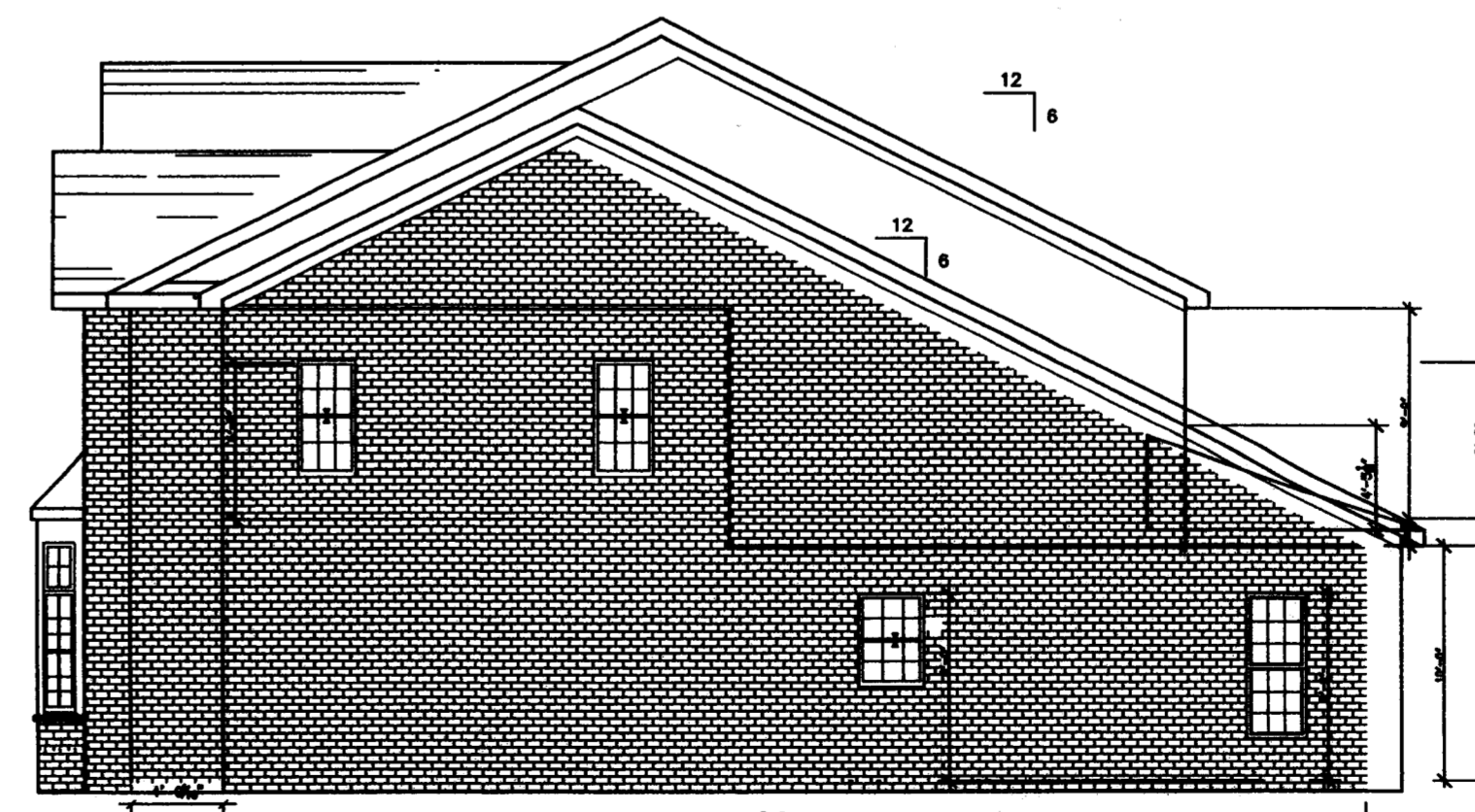
Sheet 1



3 THE TOWNHOME UNITS THAT BACK UP TO WADE ARDREY ROAD WILL EXHIBIT "2-SIDED" ARCHITECTURE THE REAR ELEVATION WILL FEATURE SCREENED PORCHES AS ILLUSTRATED ABOVE



1 Left Elevation, Building 2  
1/8" = 1'-0"



2 Right Elevation, Building 2  
1/8" = 1'-0"

NO.	REVISIONS	DATE	BY	DESIGNED
1	REVISED PER COMPC MEETING	10.06.04		

DESIGNED	
DRAWN	
CHECKED	
DATE	10.06.04
CONFIG	

Cunnane Group, Inc.  
7523 Little Ave. Ste 200  
Charlotte, NC 28226  
(704)341-1414

PETITION #2004-115

Project Title: ARDREY TOWNHOMES ELEVATION EXAMPLE

Sheet Title: Elevations 1/8" = 1'-0"

File No:	
Model:	
Sheet No.	2